

092.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

683,800 / 683,800

USE VALUE:

683,800 / 683,800

ASSESSED:

683,800 / 683,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
10		EPPING ST, ARLINGTON

Legal Description		User Acct
		59215
GIS Ref		
GIS Ref		
Insp Date		12/03/08
12/03/08		

OWNERSHIP

Unit #:

Owner 1: WHITNEY WILLIAM G-MARIE A

Owner 2: LIFE ESTATE

Owner 3:

Street 1: 10 EPPING ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WHITNEY WILLIAM G-MARIE A -

Owner 2: LIFE ESTATE -

Street 1: 10 EPPING ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1600 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

</

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE		OTHER FEATURES															
View / Desir:				Kits: 1	Rating: Average	A Kits:	Rating:												
GENERAL INFORMATION				Fpl: 1	Rating: Average	WSFlue:	Rating:	1st Res Grid	Desc: Line 1	# Units 1									
Grade: C - Average	Year Blt: 1949	Eff Yr Blt:		Level	FY LR DR D K FR RR BR FB HB L O	Other													
Alt LUC:	Alt %:	Jurisdct:	Fact: .	Upper		Lvl 2													
Const Mod:	Lump Sum Adj:			Lvl 1		Lower													
INTERIOR INFORMATION				Totals	RMs: 7	BRs: 3	Baths: 1	HB											
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	%	CONDOS INFORMATION															
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors: 4 - Carpet	25 %	DEPRECIATION															
Bsmnt Flr: 12 - Concrete	Subfloor:			Phys Cond: AG - Avg-Good	26. %	Functional:	%												
Bsmnt Gar:	Electric: 3 - Typical	Insulation: 2 - Typical		Economic:	%	Special:	%												
Int vs Ext:	Heat Fuel: 1 - Oil	Heat Type: 3 - Forced H/W		Override:	%														
# Heat Sys: 1	% Heated: 100	% AC:		Total:	26.4 %														
Solar HW: NO	Central Vac: NO	% Com Wal	% Sprinkled	CALC SUMMARY															
MOBILE HOME				Basic \$ / SQ: 110.00	Size Adj.: 1.30624998	Const Adj.: 0.99742496	Adj \$ / SQ: 143.318	COMPARABLE SALES											
Make: Model: Serial # Year: Color:				Other Features: 62500	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price							
				LUC Factor: 1.00	Adj Total: 319897	Depreciation: 84453	Deprecated Total: 235444	WtAv\$/SQ:	AvRate:	Ind.Val									
				Juris. Factor:		Special Features: 0	Final Total: 235400	Before Depr:	143.32	Val/Su Net:	104.95	Val/Su SzAd							
								Net Sketched Area:	2,243	Total:	257,397								
								Size Ad	1600	Gross Area	2784	FinArea							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 092-0-0001-0009.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X6	A	AV	70	0.00	T	40	101							
More: N				Total Yard Items:				Total Special Features:				Total:							